

2009. 12-14

The City of Bremen Planned Unit Development (PUD) Regulations

WHEREAS, the Bremen Mayor and City Council on December 14, 2009 held a duly advertised public hearing on the adoption of the proposed Planned Unit Development Regulations;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Council of Bremen adopts the recommended zoning ordinance entitled "The City of Bremen Planned Unit Development Regulations". This ordinance replaces and supersedes all previous Ordinances and Regulations of the City pertaining to Planned Unit Developments and all previous amendments thereto.

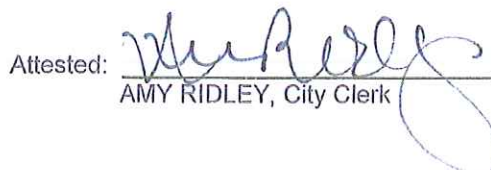
Date of Adoption: December 14, 2009.

BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF BREMEN, GEORGIA.

COUNCILMEN:

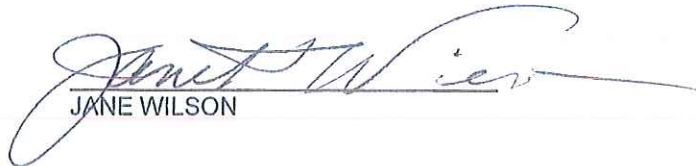

J. CHRISTOPHER COATS


W. O. PARRISH

Attested: 
AMY RIDLEY, City Clerk


SHARON SEWELL, Mayor


W. STEPHEN McINTOSH


JANE WILSON

City of Bremen Planned Unit Development (PUD) Regulations

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PUD-Section-1 PREAMBLE

PUD-Section-1.1 Applicability. Planned Unit Developments may only be developed within specific geographic areas or developed corridors as designated by the Mayor and City Council.

PUD-Section-1.2 Purposes

The purposes of this Code Section are as follows:

- (a) Encourage, protect and enhance the pedestrian environment.
- (b) Encourage additional street level activity.
- (c) Reduce automobile trips.
- (d) Create a "sense of place."
- (e) Provide for the efficient use of land and services.
- (f) Allow for a mix of land uses which strengthens opportunities for economic vitality and supports diversity of housing opportunities.
- (g) Provide for community gathering places and pedestrian/visitor amenities.
- (h) Establish a distinct storefront character associated with the district.
- (i) Provide transitions to adjacent neighborhoods and commercial areas.
- (j) Maintain and enhance the area's character through design guidelines.

PUD-Section1.3 Intent

Left to its own workings, the real estate development industry is unlikely to produce development that is coordinated with adjacent buildings and uses. These design guidelines provide a set of criteria to evaluate the appropriateness of proposed changes to individual buildings, properties, and land use activities in a designated area or community. The ultimate goal of design guidelines is to direct physical and visual changes to create an architecturally and physically cohesive area of specified character. Design guidelines are meant to create a strong identity for the area as a distinctive place to shop, visit, work, and live. Design guidelines are a means of bringing together the interests of individual property owners and the general public to achieve mutual benefits.

Without guidance, future developments will likely be self-contained, compartmentalized, and without coherence and relationship with other developments. Without guidance, developers are unlikely to interrelate streets, buildings, human uses, and natural systems in a manner that results in a coordinated, pleasing, and sustainable-built environment across property lines.

These guidelines are intended to help site planners and urban designers look beyond their individual buildings and single parcels of land, to shape the physical features of their development in a manner consistent with preferred principles of community design. The guidelines seek to help unify what would otherwise become a disparate and irreconcilable collection of land uses and architectural traditions.

PUD-Section1.4 Conflict with other laws

Whenever these Planned Unit Development regulations impose more restrictive standards than are required in or under any federal or state law or applicable local ordinances, the requirements of these regulations shall govern. Whenever the provisions of any applicable

federal, state or local ordinances require more restrictive standards than are required by these Planned Unit Development regulations the provisions of such laws or ordinances shall govern. All City of Bremen ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

PUD-Section-2 DEFINITIONS

Arcade: A covered passage contiguous to a street or plaza with shops on one or both sides, accessible to the public. Generally, the façade overlaps the sidewalk while the shopfront remains set back. The sidewalk is fully covered with an overhang.

Architectural appearance, exterior: The architectural character and general composition of the exterior of a structure, including but not limited to the kind, color, and texture of the building material and the type, design, and character of all windows, doors, light fixtures, signs, and appurtenant elements.

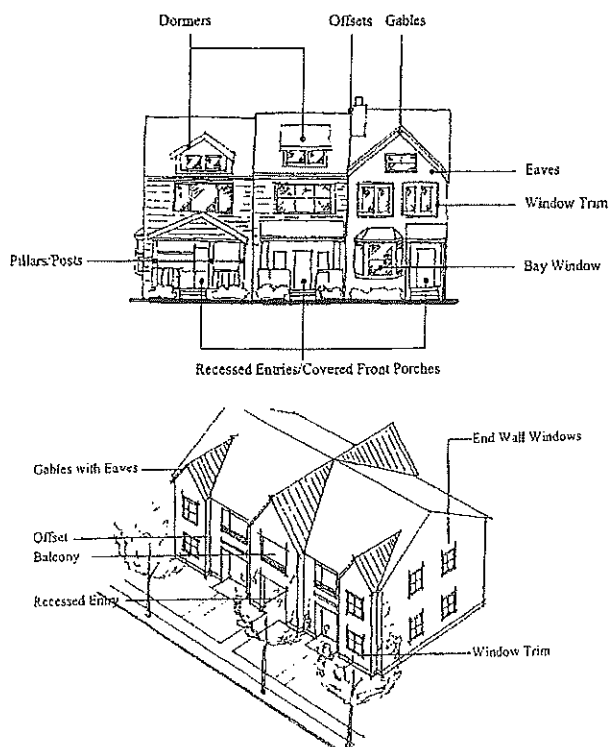
Architectural features:
Ornamental or decorative features attached to or protruding from an exterior wall or roof, including cornices, eaves, belt courses, sills, lintels, bay windows, chimneys, and decorative ornaments.

Awning: A roof-like cover, often made of fabric or metal, designed and intended for protection from the weather or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, or door.

Bicycle lane: A portion of the roadway that has been designated by striping, signing and pavement markings for the preferential or exclusive use of bicyclists.

Bicycle path: A bikeway physically separated from motor vehicle traffic by an open space or barrier and within the highway or road right-of-way or within an independent right-of-way.

Block: An area of land bounded (surrounded on all sides) by streets, or by a combination of streets and public land, railroad rights-of-way, utility right-of-way, waterways, or any other barrier to the continuity of development.



Source: Oregon Transportation and Growth Management Program. Commercial and Mixed Use Development Code Handbook.

Block width: The distance as measured along rear property lines between intersecting streets.

Build-to line: An alignment establishing a certain distance from the property line (street right-of-way line) along which the building is required to be built.

Building frontage: The length of any side of a building which fronts on a public street, measured in a straight line parallel with the abutting street.

Building Height: The height of buildings shall meet the specifications of Table 1.

Character: Special physical characteristics of an area or structure that set it apart from its surroundings and contribute to its individuality.

Cornice: Any horizontal member, structural or non-structural, of any building, projecting outward from the exterior walls at the roof line.

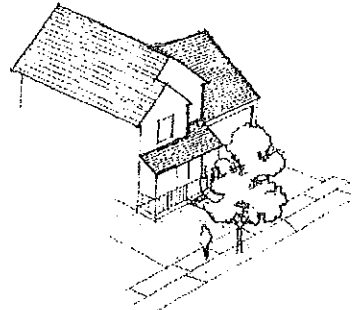
Court: An open, uncovered area partly or wholly enclosed by buildings or walls and used primarily for supplying access, light, air, and/or open space to abutting buildings.

Dwellings, types of: See illustrations below:

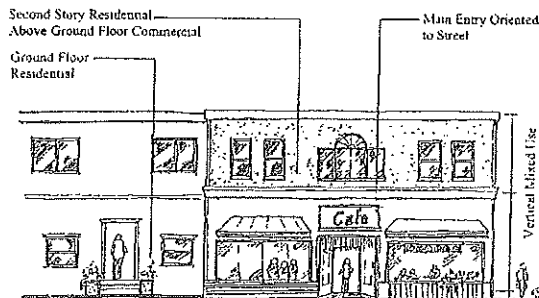


Source: John Matusik and Daniel Deible. "Grading and Earthwork." Figure 24.30 in *Land Development Handbook*, 2nd ed. New York: McGraw-Hill, 2002, p. 571.

Townhouse

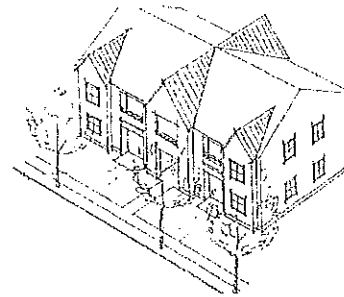


Detached Single-family Dwelling



Source: Oregon Transportation and Growth Management Program. Commercial and Mixed Use Development Code Handbook.

Residence as Part of Mixed-Use Building



Multi-family

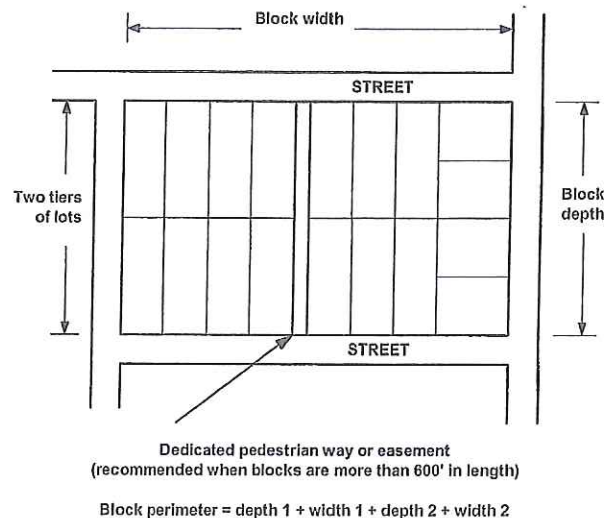
Facade: The face (exterior elevation) of a building, especially the face parallel to or most nearly parallel to a public street.

Floor area: The sum of the gross horizontal areas of each floor of the principal building, and any accessory buildings, measured from the exterior walls or from the center line of party walls. The term does not include any area used exclusively for the surface parking of motor vehicles or for building or equipment access, such as stairs, elevator shafts, and maintenance crawl space.

Green: An open space available for unstructured recreation, its landscaping consisting of grassy areas and trees.

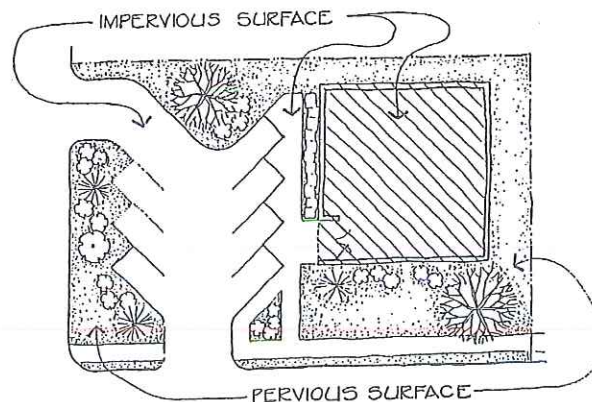
Green Space Within District: Required percentage of green/open space, as specified in Table 1, that will be required to be located within or directly abutting the district.

Maximum Block Sizes: The width of blocks, and block perimeters, shall not exceed the specifications of Table 1.



Block Width, Block Depth, and Block Perimeter

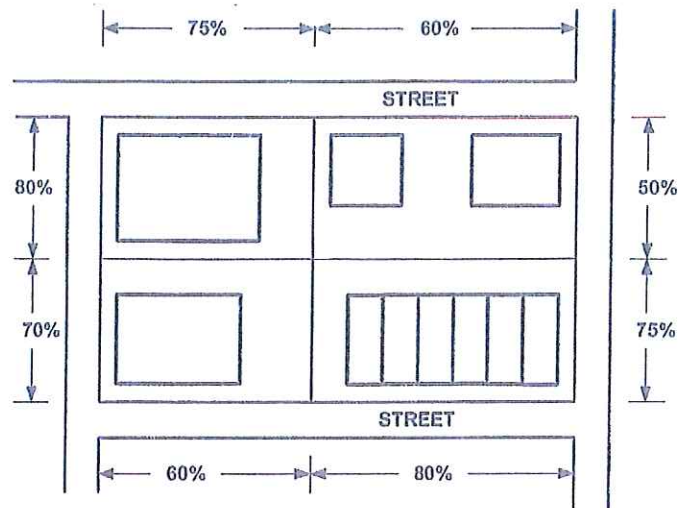
Maximum Impervious Surface Coverage: Impervious surfaces shall not exceed the maximum impervious surface percentages (calculated on the basis of the lot) specified in Table 1.



Source: Davidson, Michael, and Fay Dolnick. *A Glossary of Zoning, Development, and Planning Terms*. PAS Report No. 491/492 (Chicago, American Planning Association, 1999, p. 126).

Minimum Building Frontage:

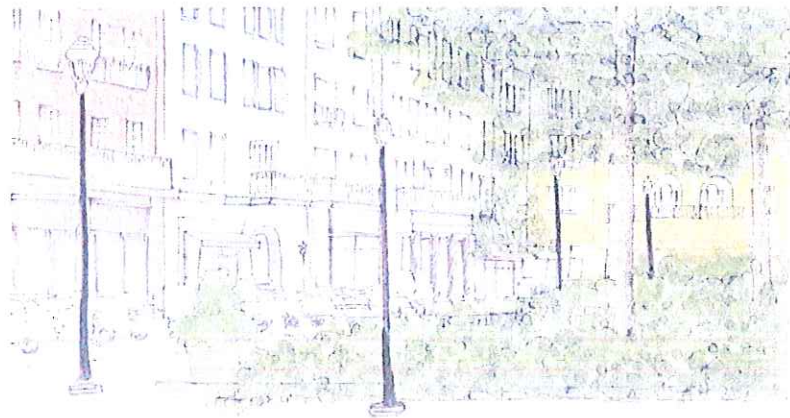
The minimum percentage of the lot's street frontage that must be occupied by one or more principal buildings shall be as provided in Table 1.



Illustrative Building Frontages

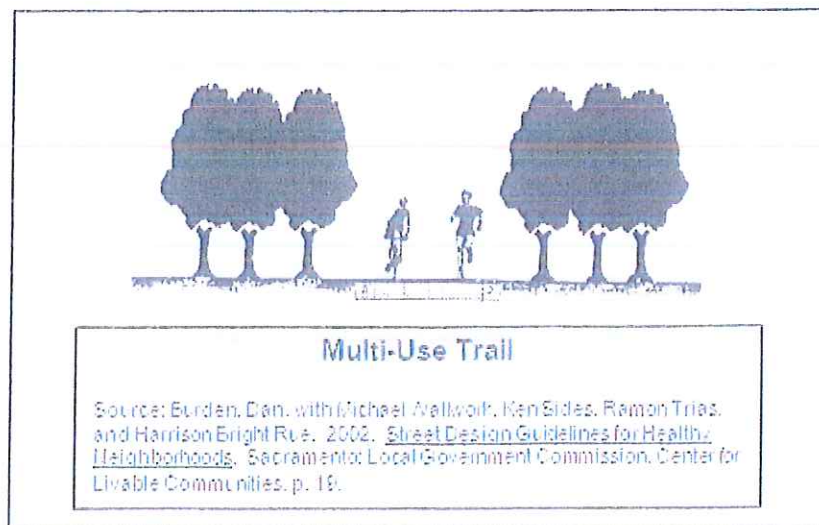
Mixed-use development:

A single building containing more than one type of land use; or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary, cohesive whole.



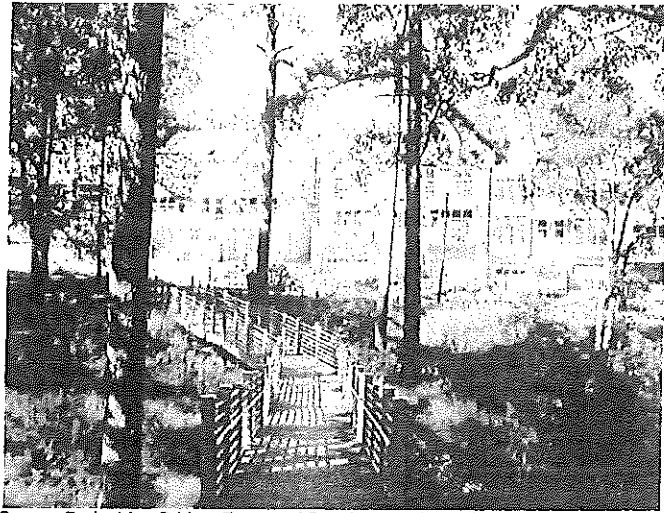
Source: Abbey Deiss, Jerry Weitz & Associates, Inc.

Multi-use trail: A path that does not permit motorized vehicles (except for publicly authorized emergency and service vehicles) and which may accommodate multiple nonmotorized uses, including bicyclists, pedestrians, wheelchair users, joggers, pet owners, roller bladers, skateboarders, etc.).



Parapet: That portion of a wall which extends above the roof line.

Pedestrian connection: A continuous, unobstructed, reasonably direct route between two points that is intended and suitable for pedestrian use. Pedestrian connections include but are not limited to sidewalks, walkways, accessways, stairways, and pedestrian bridges.



Source: Pedestrian Bridge, Fernwood Development in DeKalb County, Georgia. Courtesy Atlanta Regional Commission, Land Use Division.

Pedestrian-oriented development: Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk. There are generally windows or display cases along building facades which face the street.

Plaza: An open area adjacent to a civic or commercial building that functions as a gathering place and may incorporate a variety of non-permanent activities, such as vendors and display stands.

Porch: A projection from a building wall which is covered but enclosed on no more than one side by a vertical wall.

Recreation and Open Space. Recreation and open space shall consist of minimum areas and of the types of recreation and open space specified in Table 1.

Retail display window: A window or opening in the exterior wall of any portion of a building used for business purposes, through which merchandise, services, or businesses are displayed or advertised and visible from the ground or sidewalk level.

Shopfront: A business or retail use where the façade is aligned directly on the frontage line with the entrance at grade; typical of sidewalk retail. Shopfronts often have awnings.



Source: Photo from Lithonia, Georgia, Courtesy Atlanta Regional Commission, Land Use Division.

Square: An area for passive recreational use, usually bounded by streets.

Stoop: An exterior floor, typically but not necessarily constructed of concrete and/or masonry, with a finished floor elevation at least six inches higher than the adjacent ground level, and utilized primarily as an access platform to a building.

Streetscape: An area that may either abut or be contained within a public or private street right-of-way or accessway that may contain sidewalks, street furniture, trees and landscaping, and similar features. Streetscape also includes the visual image of a street, including the combination of buildings, parking, signs, and hardscapes.



Source: Norcross, Georgia, courtesy Atlanta Regional Commission, Land Use Division.

Traditional neighborhood development: An approach to land-use planning, urban design, and development that promotes the building of neighborhoods with a mix of uses and housing types, architectural variety, one or more central public gathering places, interconnected streets (and sometimes alleys), and edges defined by greenbelts or boulevards. The basic goal is the integration of residences with work, shopping, recreation, and transit all within walking distance.



Source: Silicon Valley Network. 2001. Silicon Valley Joint Venture. Imaging by Urban Advantage. www.urbanadvantage.com.

Urban: Of, or relating to, characteristic of, or constituting a city. Urban areas are generally characterized by moderate and higher density residential (i.e., usually three or more dwelling units per acre), civic/institutional and commercial/industrial development, including supporting public services such as water, sewer, and roads.

Viewshed: The area within view from a defined observation point or corridor.

Village: A small, compact center of predominantly residential character but with a core of mixed-use commercial, residential, and community services. A village typically has a recognizable center, discrete physical boundaries, and a pedestrian scale and orientation.

Workplace: A place of employment, base of operation, or predominant location of an employee.

PUD-Section-3 ADMINISTRATIVE/APPROVAL PROCESS

PUD-Section-3.1 Approval Required.

All requests for a Planned Unit Development shall be reviewed by the Planning and Zoning Commission and approved by the Mayor and City Council as a Conditional Development. Each request for a Planned Unit Development must meet the requirements within these regulations, and any additional regulations governing developments within any other applicable ordinances and regulations in the City of Bremen.

PUD-Section-3.2 Required Standards of Submitted Documents.

All plats, plans, reports, etc. submitted must meet all of the standards within The Land Subdivision Regulations of the City of Bremen, Design Standards of the City of Bremen, Landscaping and Buffers Ordinance of the City of Bremen, and any other applicable ordinances and regulations.

Pud-Section-3.3 Additional Requirements for Proposed PUD Developments.

In addition to any plans required by the Land Subdivision Regulations of the City of Bremen, developers of PUD developments must also submit the following plans, showing any required improvements for the PUD development in its entirety:

1. Preliminary PUD Site Plan -- showing the requested PUD in its entirety including all districts and the requested zoning of each district;
2. Provision of Infrastructure Plan -- including streets, water, sewer, etc. that might be expected to be reasonably impacted by this development;
3. Pedestrian/Bicycle Access Plan;
4. Parking Plan;
5. Open Space and Vegetation Preservation Plan;
6. Landscaping Plan;
7. Street Lighting Plan;
8. Phased Construction Plan -- including the statement of Expiration of PUD Approval.

PUD-Section-3.4 Approval Process of a Proposed Planned Unit Development.

1. Pre-Application Conference
2. Within 30 days of submission of the Application for Request of Approval for a Planned Unit Development a public hearing will be scheduled. At least fifteen (15) days of notice of the time, place and request by publishing notice in the newspaper of general circulation in the City. Attendance at this hearing is required by the owner/developer.
3. City staff will have 30 days in order to compile comments generated at the Public Hearing for PUD Request and to complete their review of the proposed project.
4. Planning and Zoning Commission First Reading -- Advertisement of the Request
5. Planning and Zoning Commission Second/Public Hearing -- PUD Request Recommendation
6. Mayor and Council Public Hearing -- Approval/Disapproval

If the Planned Unit Development request is approved by the Mayor and Council, then;

7. Concept Plan Approval for the Planned Unit Development -- by Planning and Zoning Commission
8. Individual District Concept Plan Approval -- by Planning and Zoning Commission

PUD-Section-3.5 Expiration of PUD Approval.

The Planned Unit Development is not intended to encourage greater density of development but rather to encourage ingenuity and resourcefulness in land planning. The Planned Unit Development is, furthermore, not intended to enhance the value of property for speculative purposes. Approval of a Planned Unit Development is therefore conditional, and if construction is not commenced within eighteen months, and pursued in an orderly manner toward completion, or there is any lapse in construction for a period of eighteen months the Mayor and City Council may upon written notice to the property owner, abolish the conditional PUD zoning. Any individual districts within an approved Planned Unit Development project that also experience any periods of no substantial construction progress of eighteen months can also be restored to the original zoning by the Mayor and City Council.

This statement must be included on title sheet of the PUD request and the Phased Construction Plan of the rezoning request.

PUD-Section-3.6 Approval Required for Changes to an Approved PUD.

All Planned Unit Developments will be approved as a conditional use based upon detailed plans submitted. No changes to the approved plan may be made without review by the Planning Commission and approval by the Mayor and City Council. Any variances requested for any portion of development within a PUD shall meet with the Planning and Zoning Commission in order to seek a recommendation prior to meeting with the Board of Appeals.

PUD-Section-3.7 Planned Unit Development Approval Request Fees.

1. Any taxes, fees, or other liabilities of the land within this request must be paid before the approval process will begin.
2. There will be a flat fee of \$500 and an additional fee of \$10 per lot requested for the Planned Unit Development rezoning request approval process.
3. An approved Planned Unit Development is subject to all other fees that associated with the continued development of the Project including but not limited to Subdivision Fees, Building Permit Fees, Water/Sewer Fees, etc.

PUD-Section-4 SITE PLANNING

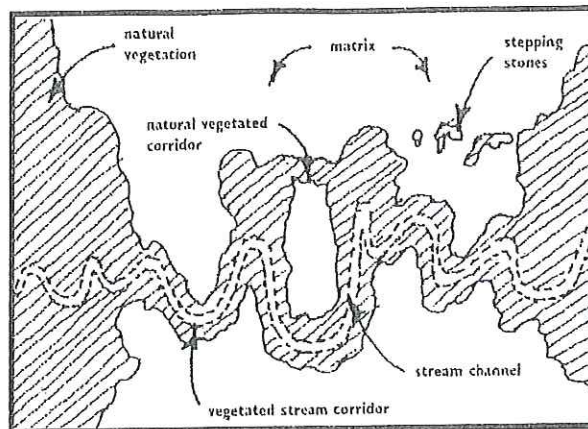
The site plan, building design, and landscaping of new development should achieve high quality and appearance that will enhance and be compatible with the character of the surrounding area.

Site planning and design of projects proposed (adjacent to dissimilar land uses) should carefully address the potential undesirable impacts on existing uses. These impacts may include traffic, parking, circulation and safety issues, light and glare, noise, odors, dust control and security concerns.

PUD-Section-4.1 Protecting the Natural Environment.

- (a) Evaluate the proposed development's compatibility with the existing environment to determine the limitations and capabilities of the site for development.
- (b) Conserve and protect natural resources, including air quality, trees, natural vegetation, existing topography, streams, creeks, wetlands, watersheds, water quality, and wildlife habitat. Development should be limited to a level that does not exceed the capabilities and requirements of a healthy environment.
- (c) Significant site features such as habitats, natural ground forms, existing site vegetation, large rock outcroppings, water, and significant view corridors should be identified and incorporated into development plans. Where possible, a diversity of habitats is preferred.
- (d) Riparian zones, stream corridors, and wetlands should be protected for their wildlife habitat and other values. Development plans for these areas should treat these components as assets. A continuous, connected, natural vegetative corridor should be preserved along all creek and stream corridors to provide stream quality protection and for the efficient movement of wildlife throughout the area. No fill, removal, or modification of a riparian area should take place, unless there is no reasonable and feasible alternative. The alteration or improvement of significant natural resource areas where permitted, should ensure that potential losses are mitigated and best management practices are employed to minimize permanent damage. (See Figure).

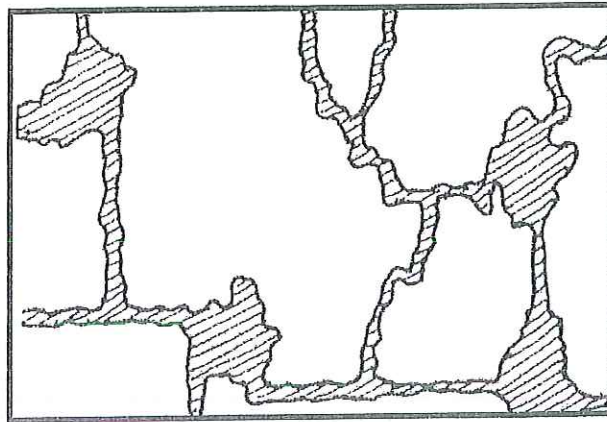
Retention of Vegetated Stream Corridor



Source: Dramstad, Olson and Forman 1996.

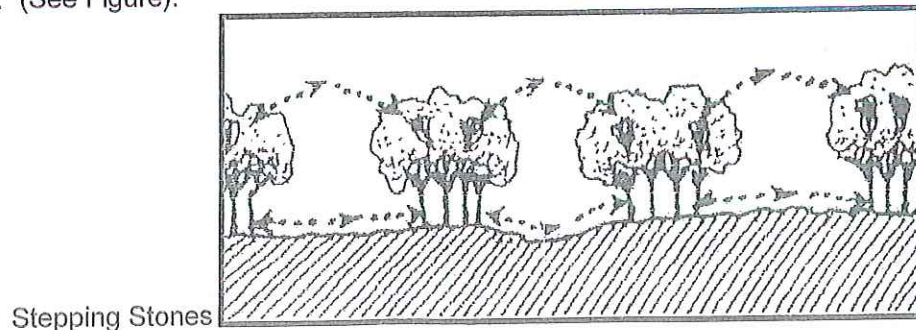
- (e) Existing vegetation should be retained to the maximum extent possible. Clearing of native vegetation should be limited to that required for the provision of essential purposes (i.e., access, building, sewage disposal, etc.). Where appropriate, existing native vegetation should be enhanced with plantings of the same variety.
- (f) Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges, and connected by wildlife corridors. (See Figure).

Habitat Patch Preservation and Connection



Source: Dramstad, Olson and Forman 1996.

When continuous greenspace corridors cannot be provided or must be broken up for road access or other valid reasons, patches should be retained as "stepping stones" for wildlife corridors. (See Figure).



Stepping Stones

Source: Dramstad, Olson and Forman 1996.

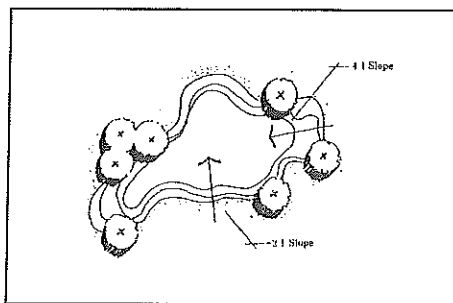
PUD-Section-4.2 Site Grading

- (a) Developments should be designed to fit the existing contours and landform of the site and to minimize the amount of earthwork. Excavation and earthwork should be kept to a minimum to reduce visual impacts and erosion. Where cut and fill is required, balancing the cut and fill is highly encouraged.
- (b) Abrupt or unnatural-appearing grading is strongly discouraged. Avoid the creation of harsh, easily eroded banks and cuts.
- (c) The height and length of retaining walls should be minimized and screened with appropriate landscaping. Tall, smooth-faced concrete retaining walls should be avoided in highly visible areas. Terracing should be considered as an alternative to the use of tall or prominent retaining walls, particularly in highly visible areas on hillsides.
- (d) Disturbed areas that are not used for roads, buildings, or other auxiliary uses should be replanted.

PUD-Section-4.3 Drainage.

- (a) Natural on-site drainage patterns should be used where practicable. Detain runoff with open, natural drainage systems where possible.
- (b) Design man-made lakes and stormwater ponds for maximum habitat value and/or to serve as amenity features. (See Figure).

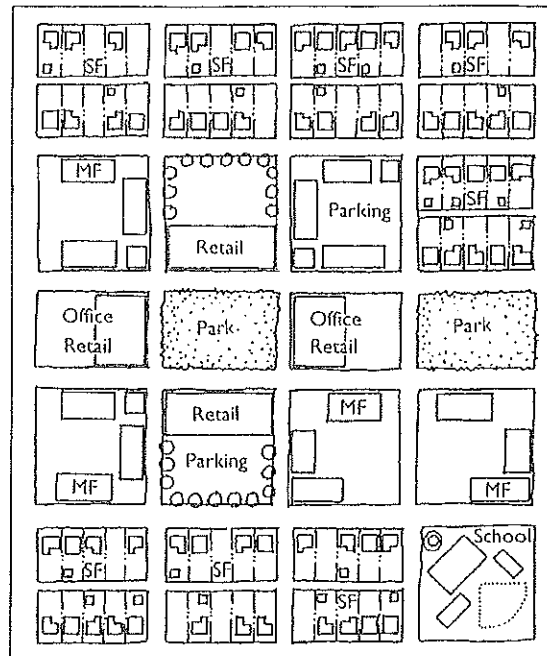
Drainage Feature as an Amenity



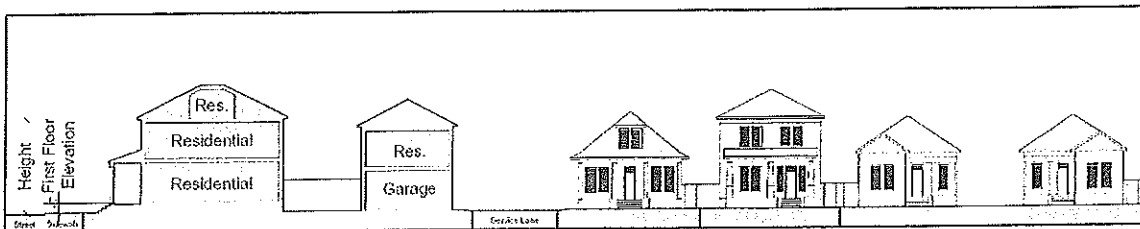
PUD-Section-4.4 PUD Residential Districts.

Description. The Residential Districts Within a PUD are intended to provide for predominantly residential but mixed-use developments that are designed according to the principles of "new urbanism" with a grid or modified-grid street network, pedestrian scale and orientation, shallow front yards, relatively narrow local streets planted with shade trees and provided with wide sidewalks, and with automobile garages accessed via alleys or located to the rear of residential lots. PUD Residential districts are further distinguished from conventional suburban subdivision developments in their provision of public greens or common areas.

Consistent: Grid pattern of blocks and streets. The PUD Residential development consists of a recognizable pattern of diverse land uses. Park blocks or greens are dispersed, usually with a random rather than regular pattern. Moving away from the Commercial Districts, office uses and higher density residential uses (which may or may not be permitted in a given PUD Project), stepping down further in intensity and density, the more outlying blocks in the PUD Residential development are detached, single-family dwellings on their own lots, usually fairly narrow in width (50-70 feet). Alley access is encouraged and may be required. School and/or church sites are a part of the neighborhood "fabric."

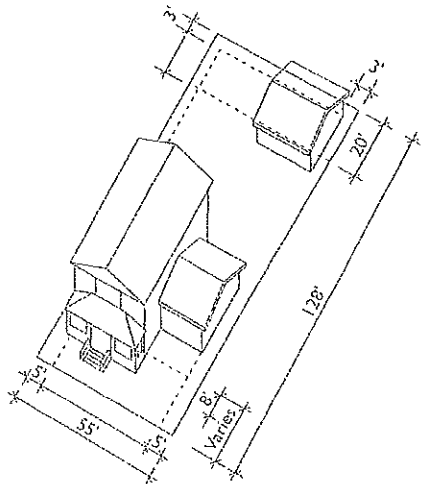


Source: Calthorpe, Peter. "The Regional City." Figure 5, p. 1.5-4. In *Time-Saver Standards for Urban Design*, edited by Donald Watson, Alan Plattus, and Robert Shibley. New York: McGraw-Hill, 2003.



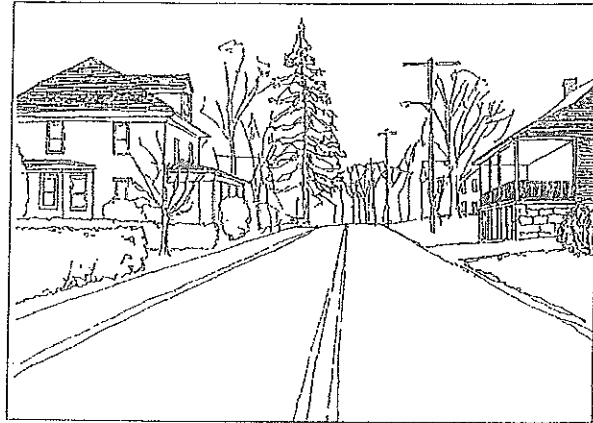
Source: Nashville, Tennessee, Metro Planning Department. 31st Avenue/Long Boulevard Urban Design Overlay. Adopted 3/16/04. Attachment to Ordinance No. BL 2004-151.

Consistent (above): "Cottage" or small houses located close to the street, with gabled roofs and front porches, and with garage access at rear of lot. Accessory apartment above garage (subject to limitations).



Source: Kindell, Peter J., "Building Types," p. 189 in *Planning and Urban Design Standards*. Hoboken, NJ: John Wiley & Sons, 2006)

Consistent: Dwelling contains front porch and is located close to street. Minimal side yard setbacks. Garage is detached at located at rear of lot. Lot size is 50'-60' in width and approximately 100'-130' in depth (4,000 to 16,000 square feet of lot area).



Source: Hill, John, W. *Design Characteristics of Maryland's Traditional Communities*, Figure 4, p. 5.1-2 in *Time Saver Standards for Urban Design* (New York: McGraw-Hill, 2003)

Consistent: PUD Street View – the original settlement pattern sets the character and establishes building themes that should be continued, including location of buildings close to the street and porches on the front of dwellings.



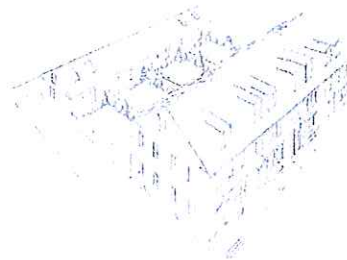
Consistent: House with front porch close to street.



Consistent: Streets with street trees and sidewalks.



Consistent: 3-story, higher density dwelling designed to face a green; buildings about the sidewalk.



Source: Arendt, Randall. Crossroads, Hamlet, Village, Town, Figure 55, p. 37. Planning Advisory Service Report No. 487/488. Chicago: American Planning Association, 1999.

Consistent: Townhouses have auto access to the rear of the lots via an alley, if permitted or conditionally permitted.

Pedestrian Access and Sidewalks. The site plan must demonstrate that the project will be designed in a way that gives preference to pedestrian (including transit users, where transit is available) versus vehicular access. To this end, the applicant shall identify and present a pedestrian access plan that provides pedestrian access connections to compatible adjacent properties and the public sidewalk system. Sidewalks meeting or exceeding local construction specifications shall be provided by the developer along all streetscapes abutting road corridors. Sidewalks meeting said specifications shall also be required to be installed by the developer along all other streets abutting the development area and along public and private through streets within the developments.

Streetscape Improvements. The site plan of proposed development must demonstrate that the development will comply with the streetscape improvements. Where not taken up by a building, the first ten (10) feet of private property abutting the right-of-way of the street shall be improved as a streetscape with an appropriate combination of the following elements: one or more pedestrian plazas or public use areas containing benches and shelters; amenity features such as low-lying walls or fountains; landscaping including street/shade trees; pedestrian-scale signage and development identification monuments; bicycle parking facilities; and steps or landings leading to buildings with retail or office-institutional uses on the ground floor with store-front windows. The local government may require a general purpose utility and streetscape easement of ten (10) feet in width if needed along the road right-of-way if additional right-of-way is needed and cannot be acquired.

Maximum Building Setback. Buildings shall be placed close to (with little if any setback from) streets internal to the development, and along public streets abutting the development area, as determined in the site plan review and approval process.

Residential Uses and Open Spaces. Residential areas should be designed in a grid-like pattern of blocks and interconnecting streets. Block length should not exceed 800 feet without intervening (mid-block) pedestrian access ways. Central residential areas should be designed in a grid-like pattern of blocks and interconnecting streets and alleys, and block length should not exceed 500 feet. Open spaces, such as town greens and public squares, should be located and designed to add to the visual amenities of the neighborhood and individual development. Greens and squares should be spatially defined and distributed throughout the village so that no

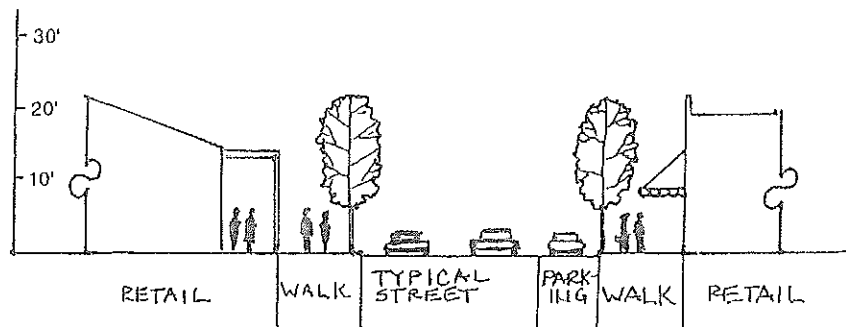
lot is more than a walking distance of 2,000 feet from a green, square, park, or designated open space. Greens and squares should not be less than 8,000 square feet in area.

Nonresidential and Mixed Uses. Enclosed retail trade establishments, personal service establishments, and related non-residential uses, if proposed and permitted, shall be located in careful relation to other land uses within and outside of the development. Such uses must be scaled to the pedestrian and to the district itself. The storefront area should contain retail uses, professional offices, and personal or professional services in one-and-one-half story buildings where each individual establishment is typically 1,500 square feet or less, and up to 3,500 square feet when located in buildings of two or more stories. Buildings containing residential units, usually on an upper story (i.e., vertical mixed use development) are particularly encouraged. Storefront buildings should have at least sixty (60) feet of their front façade coincident with their street frontage. Preferably, storefront buildings fronting the same street and located on the same block should be attached on the sides, except as necessary to accommodate pedestrian ways.

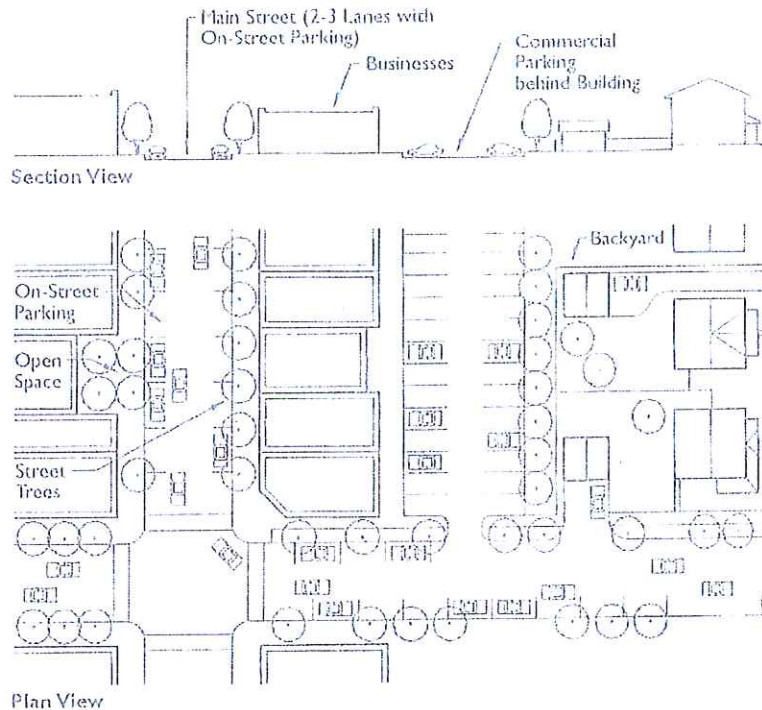
PUD-Section-4.5 Commercial District.

This district establishes and maintains areas of commerce that are designed first and foremost with attention to the pedestrian rather than the automobile. Sidewalks are wide enough for significant pedestrian activity and auto and truck access is limited in areas of pedestrian activity. Buildings frame the street by being located close to the street and with a height of at least 2 stories. The buildings, many of which are retail shops, have awnings and storefront windows, that add interest to pedestrians. Signs are smaller and closer to the ground, rather than being sized and located to attract motorists.

Consistent: 2-story or taller building heights, canopies and awnings, wide sidewalks with street trees, on-street parking.



Source: Arendt, Randall, et al. *Rural By Design: Maintaining Small Town Character*, Figure 9-11, p. 126. (Chicago: Planners Press, 1994).



Source: Aaron Fortner, Market + Main, and Richard Dagenhart. Commercial Corridors, p. 418 in *Planning and Urban Design Standards* (New York: John Wiley & Sons, 2006).

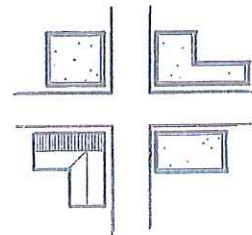


Consistent: Building frames the street. Sidewalk provided. Street tree planting strip in between on-street parking and the sidewalk.



Consistent: Store-front retail spaces have awnings and are located abutting a wide sidewalk. On-street parking and street trees.

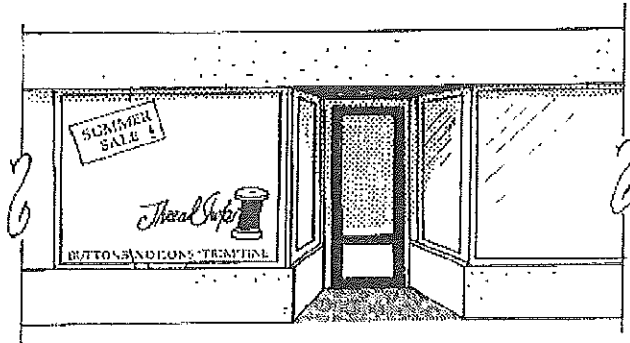
Building Placement. Buildings should be placed close to (with little if any setback from) streets internal to the development, or along public streets abutting the development area, as determined in the development review and approval process. The buildings should be generally placed so that the main entrance is oriented to the street sidewalk.



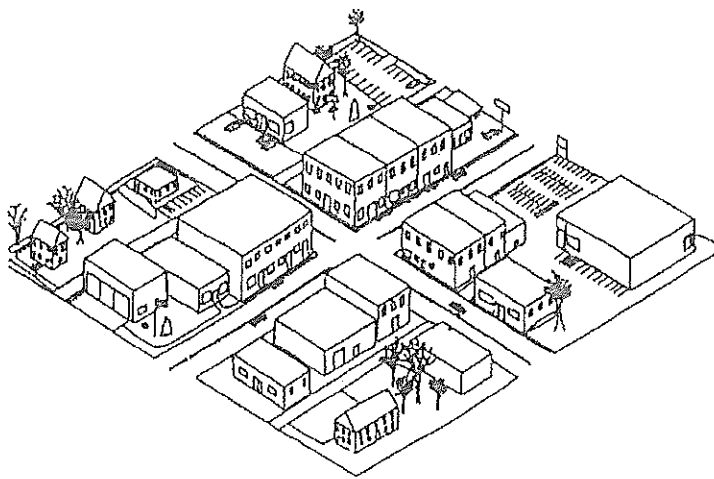
Source: Morris, Marya, ed. 1996. *Creating Transit-Supportive Land Use Regulations*. PAS Report No. 468. Figure 1-9, p. 10. Chicago: American Planning Association.

Ground Floors. The ground level of multi-story buildings should contain retail or entertainment uses with direct entry from the street to provide pedestrian interest along sidewalks. Pedestrian interest can be enhanced with use of windows, entrances, and architectural details. Pedestrian signage, awnings, and ornamentation are encouraged.

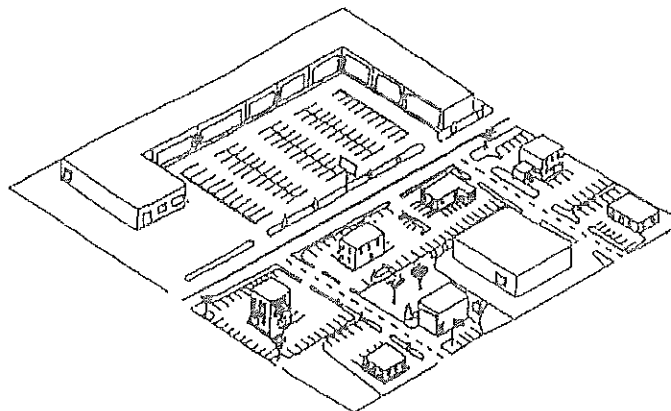
Consistent: Storefront windows should be transparent. Mirrored glass, faux windows or display casements are strongly discouraged.



Consistent: Grid block pattern. Buildings are not set back much if any from streets and they frame the street frontage and street corners. Two-story height for buildings desirable. Parking is mostly behind buildings (some on-street parking is permitted).



Inconsistent: Mostly single-story development with parking in the front of buildings. Strip shopping center has little if any articulation (projections and recesses). Individual development sites are not coordinated with one another.



Source: Arendt, Randall, et al. *Rural By Design: Maintaining Small Town Character*, Figure 9-2, p. 118. (Chicago: Planners Press, 1994).

Consistent: Skinny streets (one-way shown) with shade trees. Decorative post-top street lighting is pedestrian scale. Sidewalk constructed of distinctive materials rather than regular concrete or asphalt. Directional sign is small and low to the ground (pedestrian scale).

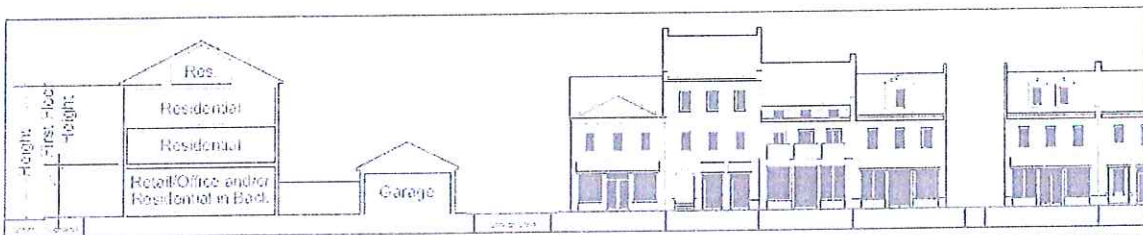


PUD-Section-4.5 Mixed Use/Multi Family High.

Description. This district has many of the same characteristics as the pedestrian retail district, but with greater mix of land uses. The activity center is an organized and pre-planned village center with a mixture of residential, civic/institutional, office, commercial and formal open spaces done following principles of New England-style town planning, New Urbanism, Traditional Neighborhood Development, and/or urban planning and redevelopment.

Land Use Mix. No less than 20% of total gross floor area of buildings within this district shall contain commercial/office uses, excluding any building areas that would customarily be considered typical non-unit residential uses (i.e. lobbies and common areas for residential units)

Live/Work Units. Mixed Use districts may include live/work units.



Source: Nashville, Tennessee, Metro Planning Department. 31st Avenue/Long Boulevard Urban Design Overlay. Adopted 3/16/04. Attachment to Ordinance No. BL 2004-151.

PUD-Section-5 USE PROVISIONS

PUD-Section-5.1 Permitted Uses and Zoning Requirements. Uses shall be regulated as specified in Table 1.

TABLE 1 – See Attached Table

PUD-Section-6 GREENSPACE

PUD-Section-6.1 Greenspace Required.

Parks, squares, plazas, and open space are required provisions in order to be considered for approval for PUD designation and zoning.

PUD-Section-6.2 Conservation Space Requirements. In order to qualify for this Planned Unit Development Ordinance, Conservation Space shall meet the following requirements:

a. **Delineation.**

Priority shall be given in delineating Conservation Space areas as those areas of significance identified in the Existing Features Site Analysis Plan, around which the built areas are designed.

b. **Undeveloped and Natural.**

Conservation space shall remain undeveloped and natural except for the provision of non-motorized passive recreation opportunities such as running, walking, biking, and similar outdoor activities. Wetland and stream bank mitigation projects also are permitted.

Primary Conservation Areas are required to be included in the Conservation Space. These areas shall be covered by a provision for permanent protection and shall include 100-year floodplains, stream buffer zones, slopes greater than 40 percent consisting of a contiguous area of at least 5,000 square feet, wetlands, endangered or threatened species or their habitat, archeological sites, cemeteries or burial grounds.

Secondary Conservation Areas are features and areas recommended and desirable for Conservation Space designation and may be covered by the provisions for permanent protection. These include important historic sites, existing healthy, native forests of at least one contiguous acre, scenic viewsheds, peaks and rock outcroppings, prime agriculture lands consisting of at least 5 contiguous acres, and existing trails that connect the tract to neighboring areas. Also considered Secondary Conservation Areas are "Pocket Parks," "Neighborhood Greens" and storm water management facilities and practices and may be constructed and maintained in Conservation space. However, "Pocket Parks" and "Neighborhood Greens" shall not exceed 10% of the total required Conservation Space.

c. **Exclusions.**

Excluded from meeting the minimum amount of Conservation Space are the following (also, see the definition of Primary Conservation Areas):

1. Residential yards.
2. Proposed Permanent Lakes that may be used for wet detention. No more than 50% of land area located within a proposed permanent lake may be credited.
3. Easements. Land area within power, or gas pipeline easements, sewer line easements or pump stations shall not be credited.
4. Land that has been clear-cut within the last 25 years
5. Other. Land area devoted to public or private streets or any land that has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools, or other public facilities shall not be credited.

PUD-Section-6.3 Standards to Determine Conservation Space.

1. The minimum restricted Conservation Space shall comprise an area of green/open space, as calculated using Table 1, Use Restrictions.
2. The following are considered Primary Conservation Areas and are required to be included within the Conservation Space, unless the Applicant demonstrates that this provision would constitute an unusual hardship and be counter to the purposes of this article:
 - a. The 100-year floodplain
 - b. Riparian zones of at least 75 ft width along all perennial and intermittent streams
 - c. Slopes above 25% of at least 5000 square feet contiguous area
 - d. Wetlands that meet the definition used by the Army Corps of Engineers pursuant to the Clean Water Act
 - e. Populations of endangered or threatened species, or habitat for such species
 - f. Archaeological sites, cemeteries and burial grounds
3. The following are considered Secondary Conservation Areas and should be included within the Conservation Space to the maximum extent feasible.
 - a. Important historic sites
 - b. Existing healthy, native forests of at least one acre contiguous area
 - c. Individual existing healthy trees greater than 8 inches caliper, as measured at a height of three (3) feet above the ground
 - d. Other significant natural features and scenic viewsheds such as ridge lines, peaks and rock outcroppings, particularly those that can be seen from public roads
 - e. Prime agricultural lands of at least five acres contiguous area
 - f. Existing trails that connect the tract to neighboring areas
4. At least 25% of the Open Space shall consist of land that is suitable for building.
5. At least 50% of the Open Space shall be in a contiguous tract. The Open Space shall adjoin any neighboring areas of Open Space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected Open Space.
6. The Open Space shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjoining lots shall be provided with safe, convenient access to the Open Space.
7. A Green/Open Space and Vegetation Preservation Plan shall be approved prior to/concurrent with approval of the PUD by the Mayor and Council.

PUD-Section-6.4 Permitted Uses of Open Space.

1. Uses of Open Space may include the following:
 - a. Conservation of natural, archeological or historical resources;
 - b. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas;
 - c. Walking or bicycle trails, provided they are constructed of porous paving materials;
 - d. Passive recreation areas;
 - e. Active recreation areas, provided that they are limited to no more than 10% of the total Open Space and are not located within Primary Conservation Areas. Active recreation areas may include impervious surfaces. Active recreation areas in excess of this limit must be located outside of the protected Open Space.
 - f. Agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts, and such activities are not conducted within Primary Conservation

Areas;

- g. Landscaped stormwater management facilities, community wastewater disposal systems and individual wastewater disposal systems located on soils particularly suited to such uses. Such facilities shall be located outside of Primary Conservation Areas;
- h. Other conservation-oriented uses compatible with the purposes of this ordinance.

PUD-Section-6.5 Prohibited uses of Open Space.

1. Golf courses;
2. Roads, parking lots and impervious surfaces, except as specifically authorized in the previous sections;
3. Agricultural and forestry activities not conducted according to accepted Best Management Practices;
4. Impoundments;
5. Other activities as determined by the Applicant and recorded on the legal instrument providing for permanent protection.

PUD-Section-6.6 Ownership and Management of Open Space.

Conservation Space shall be owned in fee-simple by a mandatory property owner's association; or other entity approved in advance by the Mayor and Council during their normal course of business. The developer shall record the deed to the Conservation Space prior to, or concurrent with, the recording of the first final subdivision plat. An access easement following the alignment of future public streets is acceptable. However, "Pocket Parks" or "Neighborhood Greens" may be deeded concurrent with the unit or phase of the final subdivision plat of which it is a part.

1. Property Owner's Association. The property owner's association bylaws or covenants, at a minimum, shall contain the following provisions:
 - a. Governance of the association by the Georgia Property Owner's Association Act (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
 - b. Responsibility for the appropriate maintenance of the Conservation Space and should include removal of invasive or exotic plant species such as Chinese privet, kudzu and Japanese honeysuckle.
 - c. Responsibility for insurance and taxes.
 - d. Automatic compulsory membership of all lot purchasers and their successors; and compulsory assessments.
 - e. Conditions and timing of transferring control of the association from the developer to the lot owners.
 - f. Guarantee that the association will not be dissolved without the advance approval of the Mayor and Council.

2. Maintenance.

The property owner's association, or other entity approved in advance by the Mayor and Council, shall be responsible for the continuous maintenance of buffers, Conservation Space and recreation areas. For a period of no less than five years from the completion of each district the developer or property owner's association shall be responsible for maintaining any required landscaping provided within the right-of-way and proposed right-of-way.

3. Conservation Surety.

Conservation Space delineated on the Final Plat and required to be in a Primary Conservation Area shall be permanently protected by either one or both of the following options:

1) Option 1. Conveyance to the Public and Subdivision Lot Owners.

A deed conveying ownership of the Conservation Space to the mandatory property owner's association shall be recorded and delivered prior to, or concurrent with, the approval of the Final Plat for the first phase of the subdivision. Both the deed and the Final Plat shall contain, at a minimum, the following covenant:

"The Conservation Space conveyed by deed and shown on the Final Plat shall remain permanently protected and shall not be disturbed, cleared or developed except in accordance with the PUD Regulations of the City of Bremen and with Georgia Law OCGA 36-22-1 et seq., having the following Greenspace goals: protection of streams, floodplains and wetlands; steep slopes; woodlands, open fields and meadows; historical and archeological features; significant wildlife habitats; scenic vistas; passive recreation and connectivity with nearby open spaces. The following uses may be allowed: passive recreational amenities, such as pervious-surface paths and minimal parking spaces; picnic and restroom facilities (constructed facilities shall not exceed 10 percent of the Conservation Space). This covenant is intended to benefit said area to the public and the use of same to the subdivision lot owners and residents, and it shall run in perpetuity as provided by Georgia Law OCGA 44-5-60(c)."

2) Option 2. Conveyance to Other Qualified Organizations or Entities. Except for "Pocket Parks" or "Neighborhood Greens," developed recreation areas or Secondary Conservation Areas not desired for permanent protection, Conservation Space shall be permanently protected by the (i) recording of a covenant or conveyance of an easement which runs in perpetuity under Georgia Law OCGA 44-5-60 in favor of any corporation, trust, or other organization holding land for the use of the public or certain governmental entities; or (ii) conveyance of a conservation easement running in perpetuity to a third party "qualified organization" recognized by Federal Treasury Regulation Section 1.170A-14(c)(1). Qualified organizations recognized by this Treasury Regulation include, but may not be limited to, governmental entities, certain publicly supported charities, local and national land trusts, or other conservation groups that are organized or operated primarily or substantially for one of the conservation purposes specified in the Internal Revenue Code. Governmental entities that qualify to be named in covenants under Georgia Law OCGA 44-5-60 or to receive conservation easements under the Treasury Regulation referred to above for purposes of this section shall include the Federal government, the State of Georgia, City of Bremen, or authorities of the State of Georgia or City of Bremen. If a covenant is recorded or an easement conveyed in favor of a governmental entity, formal acceptance by the governmental entity or qualified conservation organization shall be obtained prior to the recording of the covenant or conveyance of the easement. The developer shall record the necessary legal instrument to accomplish protection of the Conservation Space prior to, or concurrent with, the recording of the Final Plat. The legal instrument shall contain, at a minimum, the same language required to be placed on a deed as stated in Option 1 of this Section. Secondary Conservation Areas may also be covered by the same permanent protection options.

4. Ownership of Open Space.

A homeowners association representing residents of the conservation subdivision shall own the Open Space. Membership in the association shall be mandatory and automatic for all homeowners of the subdivision and their successors. The Homeowners' Association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the Open Space and any facilities located thereon shall be borne by the Homeowner's Association.

5. Management Plan. Applicant shall submit a Plan for Management of Open Space and Common Facilities ("Plan") that:
 - a. allocates responsibility and guidelines for the maintenance and operation of the Open Space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
 - b. estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the Open Space and outlines the means by which such funding will be obtained or provided;
 - c. provides that any changes to the Plan be approved by the Mayor and Council; and
 - d. provides for enforcement of the Plan.
6. In the event the party responsible for maintenance of the Open Space fails to maintain all or any portion in reasonable order and condition, the City of Bremen may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. The costs of such maintenance may be charged to the Homeowner's Association, or to the individual property owners that make up the Homeowner's Association, and may include administrative costs and penalties. Such costs shall become a lien on all subdivision properties.

PUD-Section-6.7 Legal Instrument for Permanent Protection.

1. The Open Space shall be protected in perpetuity by a binding legal instrument that is recorded with the deed. The instrument shall be one of the following:
 - a. A permanent conservation easement in favor of either:
 - i. a land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization shall be bona fide and in perpetual existence and the conveyance instruments shall contain an appropriate provision for retransfer in the event the organization becomes unable to carry out its functions; or
 - ii. a governmental entity with an interest in pursuing goals compatible with the purposes of this ordinance.
If the entity accepting the easement is not the City of Bremen, then a third right of enforcement favoring the City of Bremen shall be included in the easement.
 - b. A permanent restrictive covenant for conservation purposes in favor of a governmental entity.
 - c. An equivalent legal tool that provides permanent protection, if approved by the City of Bremen.
2. The instrument for permanent protection shall include clear restrictions on the use of the Open Space. These restrictions shall include all restrictions contained in this article, as well as any further restrictions the Applicant chooses to place on the use of the Open Space.

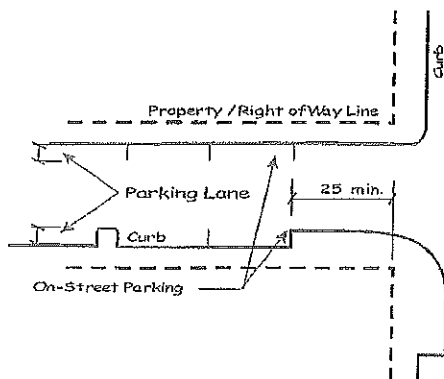
PUD-Section-6.8 Tax Assessment of Open Space. Once a legal instrument for permanent protection has been placed upon the Open Space, Haralson/Carroll County Tax Assessment Office shall be directed to reassess the Open Space at a lower value to reflect its more limited use. If the Open Space is used purely for passive recreational purposes and the terms of the instrument for permanent protection effectively prohibit any type of significant economic activity, then the assessment shall be at a value of zero.

PUD-Section-7 PARKING

PUD-Section-7.1 Off-Street Parking Requirements. Parking location requirements are provided in Table 1. Minimum number of off-street spots required:

- Single Family Districts – Two off-street parking spots per unit.
- Multi Family Districts –
 - For units with less than 849 square feet of heated space one off-street parking space is required. For units with more than 850 square feet two off-street parking spaces are required.
 - For every five units the developer needs to provide one parking space for designated visitor parking. These spots can be located within the designated lot(s) of the development or as on-street parking. On-street parking can only be combined with other projects or uses if there are enough spots for each combined use as if they were calculated separately.
 - Parking lot entrances must not be located on a right-of-way opposite of a commercial district, unless the MF district is surrounded on all four sides by a commercial district.
- Commercial Districts – the minimum number of parking spots required in Section 1104 of the *City of Bremen Zoning Ordinance*. Typically
 - Offices – One space for each 300 square feet of floor space.
 - Restaurants – One and one half spaces for each four seats provided for patron use.
 - Retail business – One space for each 300 feet of gross floor area.

PUD-Section-7.2 On-street Parking. On-street parking is required in SFA, MF Low, MU/MF High, and Commercial Districts, except within twenty-five feet of the right-of-way of an intersecting street.

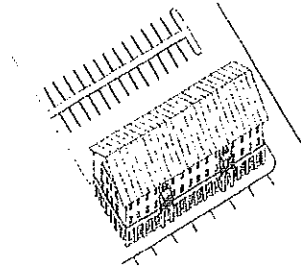


Source: Kendall, Florida. Ordinance 99-166. Downtown Kendall Urban Center District.

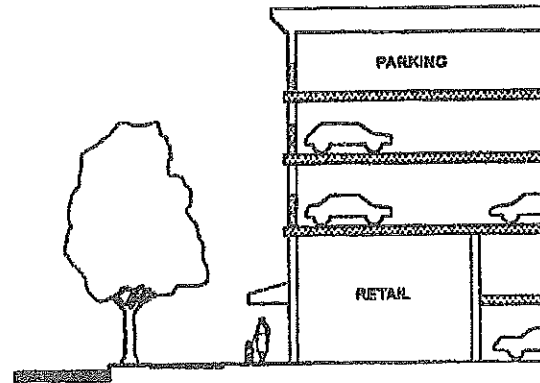


Source: Calthorpe, Peter. "The Regional City." In *Time-Saver Standards for Urban Design*, edited by Donald Watson, Alan Plattus, and Robert Shibley. New York: McGraw-Hill, p. 1.9-5.

PUD-Section-7.3 Placement of Off-Street Parking. Where off-street parking is required in Multi Family and Commercial Districts, it shall be not be placed between the street right-of-way and the building fronting the street. The required off-street parking within Single Family Residential Districts shall be located within the side or rear yard of any lot.



PUD-Section-7.4 Parking Decks. Above-ground parking structures, if they must front on a shopfront street, shall provide continuous street-fronting ground level commercial, office, or residential spaces and uses, except at ingress and egress points into the structure.



PARKING DECK

Source: City of Atlanta. 2000. City of Atlanta Neighborhood Commercial Zoning District Regulations.

PUD-Section-7.5 Parking Plan Required. An updated parking plan shall be submitted to the city planner and approved before any approval for platting or any building permits will be obtained.

PUD-Section-8 STREET REQUIREMENTS

PUD-Section-8.1 Right of Way Requirements. All subdivisions shall provide street interconnectivity with adjacent properties where possible.

SFD Low

Traffic lanes: Two ways
Parking lanes: None
Right of-way: 50 feet
Pavement width: 24 feet back to back
Curb type: Raised
Curb radius: 15 feet
Sidewalk width: 5 feet

SFD Med

Traffic Lanes: Two ways
Parking lanes: None
Right-of-way: 50 feet
Pavement width: 24 feet back to back
Curb type: Raised
Curb radius: 15 feet
Sidewalk width: 5 feet

SFD High

Traffic lanes: Two ways
Parking lanes: None
Right of-way: 60 feet
Pavement width: 34 feet back to back
Curb type: Raised
Curb radius: 15 feet
Sidewalk width: 6 feet

SFA

Traffic Lanes: Two ways
Parking lanes: Both Sides
Right-of-way: 72 feet
Pavement width: 46 feet back to back
Curb type: Raised
Curb radius: 15 feet
Sidewalk width: 6 feet

MF Low

Traffic lanes: Two ways
Parking lanes: Both sides
Right of-way: 76 feet
Pavement width: 46 feet back to back
Curb type: Raised
Curb radius: 15 feet
Sidewalk width: 8 feet
Planter width: -

MU/MF High

Traffic Lanes: Two ways
Parking lanes: Both sides
Right-of-way: 76 feet
Pavement width: 46 feet back to back
Curb type: Raised
Curb radius: 15 feet
Sidewalk width: 10 feet
Planter width: 8 feet

Commercial

Traffic lanes: Two ways
Parking lanes: Both sides
Right of-way: 76 feet
Pavement width: 46 feet back to back
Curb type: Raised
Curb radius: 15 feet
Sidewalk width: 10 feet
Planter width: 5 feet

Alley

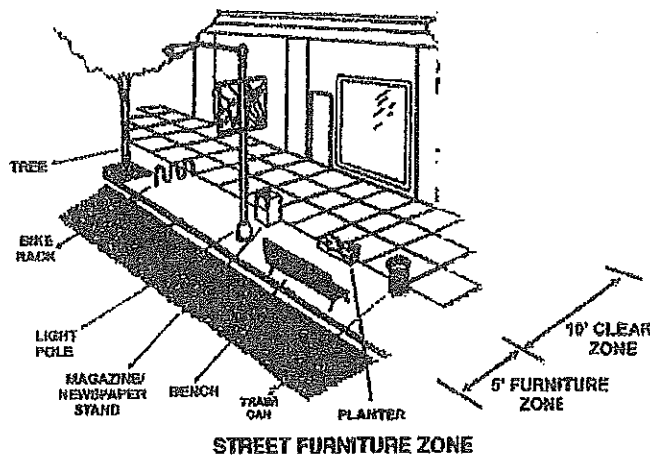
Traffic Lanes: One way
Parking lanes: None
Right-of-way: 20 feet
Pavement width: 12 feet back to back
Curb type: Rolled
Curb radius: 15 feet
Sidewalk width: None
Planter width: None

PUD-Section-8.2 Parcel Connectivity. All subdivisions shall provide street interconnectivity with adjacent properties both within the PUD and with parcels outside of the PUD, where possible.

PUD-Section-9 STREETScape REQUIREMENTS

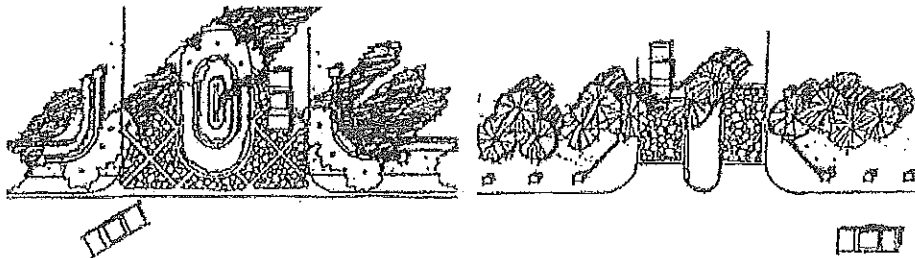
PUD-Section-9-1 Sidewalk Clear Zone and Street Furniture Zone

In Commercial and MU/MF High districts, the street sidewalk shall consist of a minimum ten-foot wide (10') clear zone. Between the clear zone and street curb, there shall be a five-foot (5') wide street furniture zone for the placement of light poles, benches, bicycle parking, trash receptacles, tree planting, and planter boxes.



Source: City of Atlanta, 2000. City of Atlanta Neighborhood Commercial Zoning District Regulations.

PUD-Section-9-2 Pedestrian Crossings of Driveways and Intersections. The color and composition of sidewalk shall be continued as it crosses vehicular driveways. Pedestrian crossings at intersections shall be either piano key striping or of material that is significantly different in both color and texture from the paved surface. Where the sidewalk color and composition of the sidewalk is not otherwise distinguishable from the driveway or roadway composition and color, the sidewalk shall be composed of material with color and texture that demarcates the pedestrian crossing. This provision is required to promote safety of pedestrians, as different textures or colors of pedestrian crossings alert or remind the motorist pedestrians are present.



PUD-Section-9.3 Width Consistency of right-of-way and features. Where it is either planned for or required by the city engineer, no right-of-way or features within a right-of-way, e.g. sidewalks, will be reduced in width when the greater width requirement will be in place within a reasonable length.

PUD-Section-9.4 Creation of Driveways. Where a driveway is intended to be place where there is an existing sidewalk, the sidewalk must be saw cut to ensure maximum consistency of the level of the connection of the sidewalk and driveway.

PUD-Section-9.4 Street Lights. Street lights must be located at a minimum average of 200 feet apart on average, with no greater variance than +/- 20 feet and at least one light shall

be located at each street intersection within the subdivision. Street light fixtures shall be mounted 30 feet above the ground and shall have appropriate arm length to place the light over the street. No arm shall be less than five feet long. Lighting shall be shielded and focused down towards right-of-way.

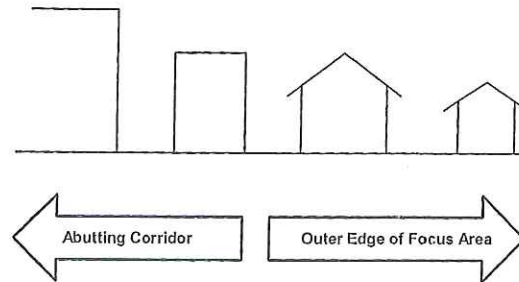
PUD-Section-9.5 Americans With Disabilities Act (ADA) Compliance. Sidewalk systems and multi-use trails shall be constructed in accordance with requirements of ADA.

PUD-Section-9.6 Trees Within or Adjacent to the Right-of-Way.

1. All trees located within the proposed public right-of-way or within ten (10) feet of the public right of way are required to be selected from the Acceptable Street Trees List (Appendix A).
2. All tree plantings within or adjacent to the right-of-way must be installed utilizing current Best Management Practices. This will include a tree root barrier of no less than twelve (12) inches for all trees planted within the public right-of-way or proposed right-of-way.

PUD-Section-10 ARCHITECTURAL REQUIREMENTS

PUD-Section-10.1 Height and Mass. For activity centers, building heights should be greatest near the center of these developments and transition to lower heights outward toward the edge of the development. Buildings at the edge should be comparable in height and massing to the adjacent and nearby properties as well as the surrounding neighborhood.



**Decrease Height and Mass
in the Focus Area**

PUD-Section-10.2 Exterior Façades. Buildings in all districts shall meet the minimum exterior requirements as specified in Table 1. All buildings are required to have an exterior finish of fiber board, masonry, rock or better, as specified in each individual in Table 1. Vinyl siding can only be used in soffits and under eaves.

The following types of building materials should not be used on any part of the exterior of a building exposed to public view:

- (a) Metal building without a masonry base course or other architectural features;
- (b) Prefabricated steel panels;
- (c) Highly reflective, shiny, or mirror-like materials;
- (d) Mill-finish (non-colored) aluminum metal windows or doorframes;
- (e) Aluminum, vinyl or fiberglass siding or roofing materials;
- (f) Unfaced or painted concrete block;
- (g) Pre-cast concrete panels or exposed, unfinished foundation walls;
- (h) Exposed plywood or particle board;

PUD-Section-10.2 Architectural Features. As required in Table 1, all construction must have a specified minimum number of architectural features. Each house or building must provide a minimum of one from each of the provided lists:

Roof or Structural Features:

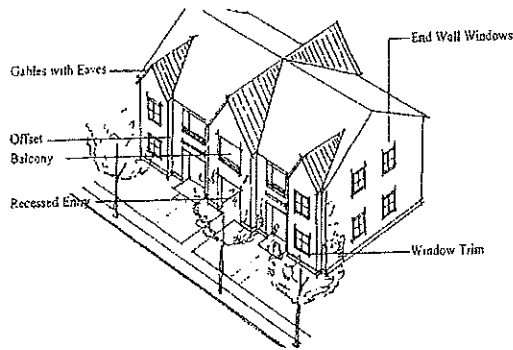
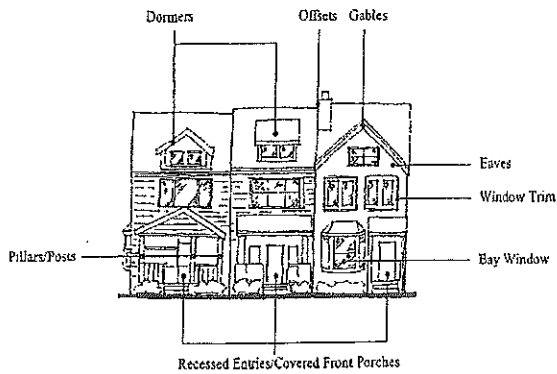
- Dormers
- Garage setback at least 2 feet behind the façade of the principal structure
- Modulating the facade by stepping back or extending forward a portion of the façade - Off-sets on building face or roof, minimum of 2 feet
- Hip and gable roof lines
- Changing the roofline by alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval

Façade Features:

- Bay or bow windows – for a minimum width of four (4) feet, bay windows shall have a minimum depth of three feet (3')
- Transoms or sidelights
- Columns, pillars, or posts on façade
- Arched or Palladian Windows
- Garage faces with decorative design treatments to enhance their appearances, i.e. carriage style doors, window inserts, etc.
- Providing an additional 25% of masonry or better material than required
- Providing a balcony or bay window for each interval
- Changing the materials with a change in the building plane

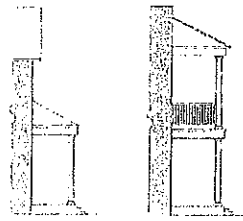
Premise Features:

- Providing a porch, patio, deck or covered entry for each interval - Front stoops and/or steps made of rock, brick, marble or other similar material – porches, stoops, colonnades, and awnings shall have a minimum depth of five feet (5')
- A four (4) foot wide walkway, constructed of concrete or decorative pavers, shall extend from the sidewalk to the steps, stoop, or porch
- Providing a lighting fixture, trellis, tree or other landscape feature with each interval



Source: Oregon Transportation and Growth Management Program, Commercial and Mixed Use Development Code Handbook.

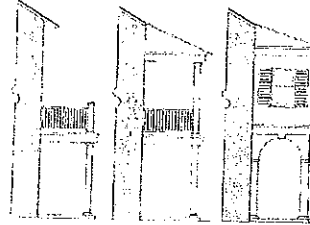
Front Porches:



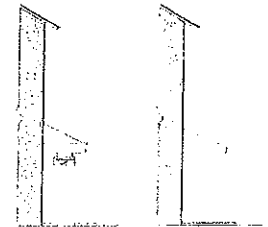
Stoops:



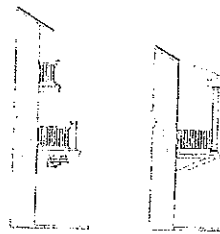
Colonnades / Arcades:



Awnings & Marquees:



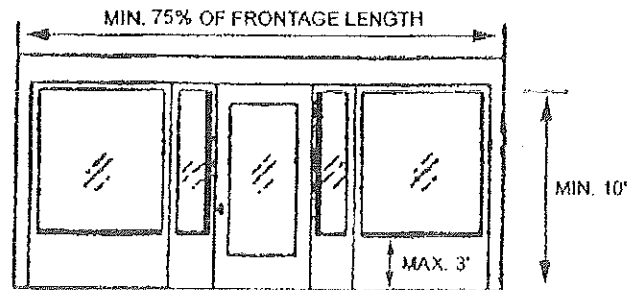
Balconies:



Bay Windows:

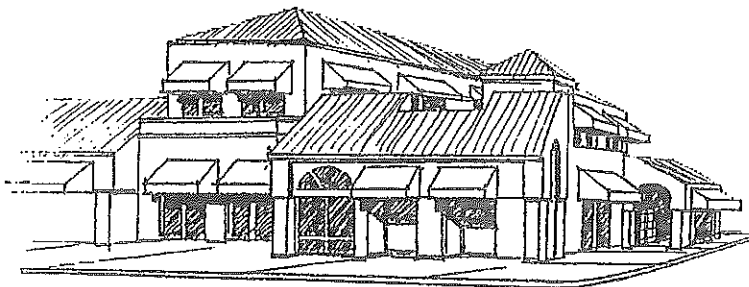


Illustrative Front Facades

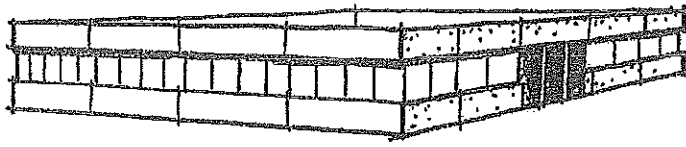


PUD-Section-10.3 Shopfront Windows.
In designated Commercial Districts, at least 75 percent of the building's front façade shall consist of clear glass window and/or door. Windows shall not be at least ten feet (10') in height and no more than three feet (3') above the sidewalk.

PUD-Section-10.4. Rooflines. Roof planes should be varied to increase visual interest, and awnings above windows and entrances also help to provide visual interest.



Flat roofs and lengthy, non-articulated walls are discouraged.



PUD-Section-10.5 Mechanical Equipment. Rooftop mechanical and electrical equipment shall be screened from public view by building elements that are designed as an integral part of the building architecture, or by a parapet wall. All mechanical and electrical equipment within residential districts must be sufficiently screened using either plant material or decorative fencing.

PUD-Section-10.6 Fences. The design of fences and walls shall be compatible with the architecture of the main building(s) and should use similar building materials. All walls or fences 50 feet in length or longer, and four feet in height or taller, should be designed to minimize visual monotony by changing plane, height, material or material texture, or significant landscape massing.

PUD-Section-10.7 Building Permit Information Requirements. The building permit approval process for any construction within a PUD will require that the developer/builder submit any necessary documents or applications to ensure that the proposed construction has met all of the requirements within these regulations.

PUD-Section-11 REQUIREMENTS FOR INDIVIDUAL DISTRICTS

PUD-Section-11.1 SFD Low. - 2 Lots/Acre

- Trees are located outside of the right-of-way

PUD-Section-11.2 SFD Med. - 4 Lots/Acre

- Trees are located outside of the right-of-way

PUD-Section-11.3 SFD High. - 6 Lots/Acre

- Trees are located outside of the right-of-way

PUD-Section-11.4 SFA. - 8 Lots/Acre

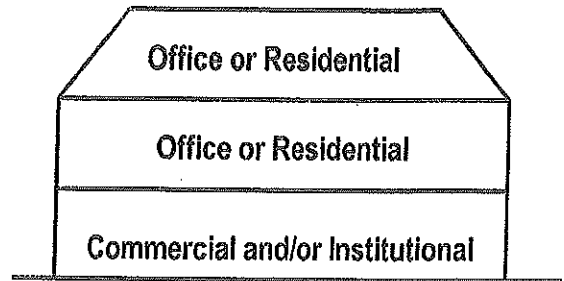
- No more than 6 units attached.

PUD-Section-11.5 MF Low. - 8 Units/Acre

PUD-Section-11.6 MU/MF High. - 12 Units/Acre

1. Must be located immediately adjacent to (i.e. across a shared right-of-way) or within a commercial district

2. Total gross acreage of this district cannot exceed 400% of the adjacent commercial district
3. Within MU/MF High buildings fronting along Commercial District streets, only commercial, office, civic, or institutional uses shall occupy the ground-level floor. Floors above the ground level may be occupied by office or residential uses. No less than 20% of total gross floor area shall contain commercial/office uses, excluding any building areas that would customarily be considered typical non-unit residential uses (i.e. lobbies and common areas for residential units)



PUD-Section-11.7 Commercial

1. Allowed uses within a PUD Commercial District can be found in the City of Bremen Zoning Ordinance under the C-1 Central Business District and the C-2 Neighborhood and Highway Service Business District.

Appendix A – Acceptable Street Trees List

Botanical Name	Common Name	Native Tree	Drought Tolerant	Ozone Remover
<i>Acer barbatum</i>	Southern Sugar Maple	+		+
<i>Acer buergerianum</i>	Trident Maple		+	
<i>Acer rubrum</i> cultivars	Red Maple	+	+	+
<i>Acer saccharum</i> cultivars	Sugar Maple	+	+	+
<i>Carya species</i>	Hickory Species			+
<i>Carpinus betulus fastigiata</i>	European Hornbeam			
<i>Fraxinus pennsylvanica</i>	Green Ash	+	+	
<i>Ginkgo biloba</i>	Ginkgo (Male Only)		+	+
<i>Juniperus virginiana</i>	Eastern Red Cedar		+	
<i>Nyssa sylvatica</i>	Black Gum	+		
<i>Pistacia chinensis</i>	Chinese Pistache		+	+
<i>Platanus acerifolia</i>	London Planetree	+	+	
<i>Quercus coccinea</i>	Scarlet Oak	+	+	
<i>Quercus falcata</i>	Southern Red Oak	+	+	
<i>Quercus hemisphaerica</i>	Darlington Oak		+	
<i>Quercus laurifolia</i>	Laurel Oak	+	+	
<i>Quercus lyrata</i>	Overcup Oak	+	+	
<i>Quercus nuttallii</i>	Nuttall Oak	+	+	
<i>Quercus phellos</i>	Willow Oak	+	+	
<i>Quercus palustris</i>	Pin Oak	+		
<i>Quercus prinus</i>	Chestnut Oak	+	+	
<i>Quercus shumardi</i>	Shumard Oak	+	+	
<i>Tilia cordata</i>	Littleleaf Linden		+	
<i>Ulmus alata</i>	Winged Elm	+	+	
<i>Ulmus parvifolia</i>	Lace Bark Elm		+	+
<i>Ulmus rubra</i>	Slippery Elm	+	+	
<i>Zelkova serrata</i>	Japanese Zelkova			+